



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 09/26/00

AGENDA ITEM _____

WORK SESSION ITEM _____

TO: Redevelopment Agency Board

FROM: Executive Director

SUBJECT: Extension of Exclusive Negotiating Agreement With City Center Commercial

Recommendation:

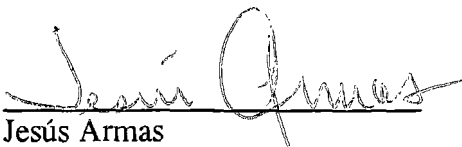
It is recommended that the Board authorize an extension of the Exclusive Negotiating Agreement with City Center Commercial to January 31, 2001.

Background/Discussion:

At its meeting of April 25, the Board authorized execution of subject agreement for the development of an office building adjacent to City Hall. Since that time, the prospective developer, City Center Commercial (CCC) has been performing its due diligence. For example, an architect has been retained to design the building and meetings have been conducted between staff, the architect and CCC representatives to assure a common understanding of the City's design standards and expectations for the building. Preliminary information indicates the site can accommodate a three-story structure, with floor plates off approximately 20,000 square feet. In addition, evaluation off the site has been initiated to identify utilities and other physical constraints. Finally, staff and CCC representatives are also evaluating how best to meet the parking needs of the proposed building.

While a considerable amount of work has been performed, owing to the fact the current economy has created considerable demand for services of architects and other professionals, it is necessary to extend the ENA. Given the progress to date, staff is satisfied that an extension is warranted. Moreover, to assure this project continues to move forward, CCC representatives have stated that a formal development application will be submitted no later than November 1. Once the application is submitted, the normal review process will begin.

In conclusion, in light of the progress to date and in consideration of CCC's commitment to continue to move forward, staff recommends that the Board extend the ENA to January 31, 2001.


Jesús Armas